MINUTES OF THE MEETING
OF THE
METROPOLITAN BUILDING COMMITTEE
MONDAY OCTOBER 21, 1963
CONFERENCE ROOM, 1441 DRUMMOND STREET
12:30 P.M.

ATTENDANCE: Mr. I. R. Tait, presiding; W. C. Robb, A. E. Sargent, G. Shaw, W. E. Atkins, F. F. Fulton, N. Wrightson, R. C. Rae, F. G. Hubbard, C. M.McCully, R. A. Dickinson.

GRACE: The blessing was asked by C. M. McCully.

MINUTES: The minutes of the meeting of August 6th, having been previously circulated by mail, were taken as read and approved.

SIR GEORGE WILLIAMS UNIVERSITY - NEW BUILDING

STATUS OF SITE ACQUISITION: It was reported that details of the purchase of the strip of land owned by the City was in the hands of the City's Notary and the appropriate Deed of Sale would be drawn up for the Association's approval and signature on October 22, 1963. The sale price of $34,200.00 was the equivalent of the original purchase price said to have been paid by the City.

The Association's petition for acquisition of the lane was to be heard by the Superior Court on October 28th. Following decision by the Court it would take approximately one more week for the matter to be processed through the office of the Provincial Curator. The sum of $9,200 had been advanced to the City of Montreal representing the estimated costs of relocating services in the lane.

In the matter of leases held by occupants of buildings on the site, the following was reported;

The Montreal Trust had been authorized to obtain release from the lease held by the tenant of 2105 Mackay Street in return for a settlement of $5,000. This lease expires April 30, 1964.

A meeting had been arranged between the lease holder of 2083 Mackay and his solicitors, and the Montreal Trust Co. and the Association's solicitors with a view to an arrangement satisfactory to both parties. This lease expires October 31, 1964 with an option and penalty payment clause of $1,500.

Four tenants still held leases in 2110 Bishop Street until April 30, 1964. While the Trust Co. were optimistic in regards cancelling these, indications are that some difficulties might be experienced before settlement was achieved.

It was reported that the survey of the building site was in the hands of C. C. Lindsay, Quebec Land Surveyor, and would be completed within the week.

DEMOLITION CONTRACT: It was reported that tenders for the demolition of buildings on the site had been requested of Beaver Demolition Co. and LaJeunese Demolition. The latter had agreed to tender but declined at the last minute due to the sale of their business facilities. As a result the only tender on hand was that of Beaver Demolition Co. at a price of $32,430. The original estimate of demolition costs was $50,000. On motion of Mr. F. Fulton, the Committee accepted Beaver Demolition's bid.

BUILDING CONTRACT: The Standard Form of Construction Contract and the Proposed General Conditions of Contract had previously been circulated to the Committee for their review. It was reported that significant comments and suggestions had been made in writing by Mr. Wrightson and that these would be considered in a redraft of the General Conditions.

Four main areas were discussed at the meeting:

1) Temporary Heating: It was agreed that this clause should be spelled out specifically with a view to satisfy the best interests of owner and contractor.

2) Prior Occupancy By Owner: It was agreed that this clause be worded so as to avoid the possibility of excess costs being incurred by either owner or contractor.

3) Guarantee Bond: It was agreed that the General Conditions state that the owner reserves the right to demand a guarantee of performance bond of 50% of the contract price, premium to be paid by the owner. Contractor to submit with his tender a letter from a Bonding Co. stating their willingness to supply such a bond.

4) Bid Bond: It was agreed that a bid bond of $1,500,000 be supplied by all tenderers.

The list of contractors to be asked to tender was reviewed. The name of Perini (Quebec) Ltd. was mentioned as a possible addition. The Committee decided that the reasons for the original choice of contractors were still valid and no changes should be made to this list.

The list of sub-contractors to be included in the instructions to tenderers was reviewed and approved with the removal of Moulton & Co. from the Plumbing and Heating list, G. M. Gest & Co. from the Electrical and the addition of the Hall Co. to elevators and escala ors.

DISCUSSIONS WITH FINANCIAL AUTHORITIES: It was reported that at a recent discussion held between the Principal and Financial Secretary and representatives of the Quebec Government, it was pointed out that under present conditions we would be unable to spend all the funds alloted to the project under Bill 61. Quebec had advised that some arrangements might be worked out by means of a sub-contract for steel work, enabling a draw-down of Provincial Grants prior to March 31. This matter was being followed up. The Committee reviewed the list of possible contractors for the steel work and it was agreed that the firm Standard Structural Steel be explored further with the architects.

A review of draw-down procedures for Government Grants, as confirmed by discussions held in Quebec, was presented. Details are attached to and form part of these minutes. The question was raised whether we would in effect have sufficient time to draw funds from the Government before the contractor would have to be paid. It was agreed that this matter would have to be worked out more completely.

COACH HOUSE: A letter was tabled from Mrs. Nina B. Raginsky requesting consideration be given to preserving the Coach House at 2060 Bishop Street. It was agreed that Mrs. Raginsky be informed of the Committee's regrets that this would not appear to be feasible under the circumstances.

CORNER STONE: The question of a corner stone and related ceremonies was raised by Principal Rae. It is reported that this had been provided for by the architects in the contract and that definite action could be taken at a later date. It was suggested that this matter be referred to the University's Board of Governors.

INTERNATIONAL BRANCH - BRICK WORK: It was reported that it had been necessary to undertake considerable repair work to the brick-work of International Branch as a bad state of deterioration had been discovered. Total cost would be approximately $5,500. The Chairman remarked that this pointed up the necessity for periodic review of the condition of all Branch properties by qualified personnel, in order to ensure preventative maintenance. It was agreed that this matter should be taken in hand.

ADJOURNMENT: There being no further business the meeting adjourned at 2:40 P.M.

SECRETARY

CHAIRMAN